

## Minutes

McClellanville Town Council and Planning Commission

Workshop on Article VI: Tree Conservation

February 19, 2026 – 7:00 PM

The McClellanville Town Council and Planning Commission convened as scheduled for a workshop following the public hearing earlier that evening, with public notice provided in accordance with the Freedom of Information Act. Commissioner Ginny Prevost chaired the meeting. Present from the Planning Commission were Scott Youngblood, Adam Freeze, and Oliver Thames; Council members in attendance included Bob Gannon, Chris Bates, Malcolm Baldwin, and Mayor Rutledge Leland. Town staff present included Kathryn Basha and Michelle McClellan. Planner Eddie Bernard was present virtually. Commissioner Fifis was absent.

Commissioner Prevost called the meeting to order. She asked that the group go through each section and speak up if anyone had any questions or concerns about a specific section. The group directed staff to make the following changes to the draft ordinance based on public comments and Council's concerns.

1. Alphabetize definitions
  - Bullet definition of caliper for easier reading
  - Expand size of the CRZ illustration
  - Correct accuracy of Historic Tree Definition and specify the oaks
  - Delete the last sentence in the definition of multi-trunk tree
  - Redefine multi-trunk trees to be 75% of the total combined dbh of the 2 largest trunks
2. Rework the tree density section to be the Minimum Tree Density
  - Keep it Simple
  - Delete #3
  - Be sure to include retaining the # of trees existing prior to removal
3. Correct 6.5(A) and others to reference the correct sections
4. Rework application requirements to reference a tree replacement plan (vs. site plan)
5. Require a Tree Conservation and Replacement Plan for an Area of Impact (will have to define)
  - Area to include area of development plus a perimeter buffer of 50'
  - Delete requirement to show the canopy of trees

6. Look at Charleston County for encroachments into the CRZ
  - Suggestion made to establish a primary and secondary critical root zone. Allow 5% encroachment within the primary zone and 75% encroachment within the secondary zone.
  - Decision made to allow encroachment of 25% of a critical root zone, but no more than 5% encroachment is allowed within the area within the 1<sup>st</sup> 50% of the CRZ radius
  - Bold the word “provided”
7. Reference “except as permitted by 6.6(B)(4)” in Soil Disturbance Limits
8. Mitigation and Replacement - do not require if the removal was done with an Administrative Waiver (since that’s when the tree is dead or in irreversible decline)
9. Add that the Tree Committee can use the “fee in lieu” (accepted where planting of mitigation trees is not possible) for maintenance of public trees
10. Look at why the penalty for grand or historic tree removal is under the tree fund section and not under 6.9(C).
11. Need better copy of Appendix 1.

Commissioner Freeze made a motion to forward the amended ordinance to Council for final reading. The motion was seconded by Oliver Thames and approved unanimously.

There being no further business, Commissioner Freeze made a motion to adjourn. The motion was seconded by Commissioner Youngblood and approved unanimously.

Respectfully submitted,

Michelle A. McClellan  
Town Clerk